

Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance Rezoning Assessor
Parcel Numbers 048-081-056-000
and 048-081-057-000 (Granite Bay
Medical Office Complex)

Ordinance No.: 6180-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on December 13, 2022, by the following vote:

Ayes: GORE, WEYGANDT, HOLMES, JONES, GUSTAFSON

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, the Granite Bay Medical Office Complex project (the "Project") is for construction of two medical office buildings on a 2.13-acre parcel located at the northwest corner of Douglas Boulevard and Berg Street in Granite Bay (APNs 048-081-056-000 and 048-081-057-000).

WHEREAS, on October 13, 2022, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(B) to consider the Project, including the rezoning of Assessor's Parcel Numbers 048-081-056-000 and 048-081-057-000 from Residential Single Family, Building Site 20,000 sq. ft. minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC), and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Placer County Board of Supervisors ("Board") related hereto.

WHEREAS, the Board noticed a public hearing in accordance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 13, 2022, held the duly noticed public hearing in accordance with Placer County Code Sections 17.60.140 and 17.60.090(D) to consider the recommendations of the Planning Commission, to receive staff's presentation, report and all supporting studies and documents related to the Project and to receive written and oral testimony on the same.

WHEREAS, the Board has reviewed the proposed Project and the proposed rezoning of the real property, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted a Mitigated Negative Declaration (SCH# 2016082074), Mitigation Monitoring and Reporting Program and Errata prepared pursuant to the California Environmental Quality Act.

WHEREAS, the Board finds the proposed rezoning is in compliance with applicable requirements of State law and is consistent with the General Plan, the Granite Bay Community Plan, and is in the best interests of the County based on the following:

- The proposed rezoning will facilitate logical and efficient land use within the Granite Bay Community Plan;
- The proposed rezoning is consistent with the following Goals and Policies in the Granite Bay Community Plan (Goals 3.1, 3.2, 3.3, 3.6, and 3.7; Policies 3.2.9, 3.2.10, and 3.2.11;
- The project rezoning is consistent with the Granite Bay Community Plan, Chapter 3: Land Use: Specific Policies for Intensity of Use; and Land Use Section 3.3.9 which identifies pockets of commercial development located "at the intersection of Douglas Boulevard and Berg Street..."; and
- The project has been designed to be compliant with Plan Chapter 4, Community Design, Section 4.2.1 including non-residential Site Principles, Design Principles, Color Principles; Section 4.2.2 Landscaping; and Section 4.2.3 Parking.

WHEREAS, notice of all hearings required by Placer County Code Chapter 17, Article 17.60, Section 17.60.090 and Government Code Section 65804 have been given and all hearings have been held as required by statute and ordinance to approve this rezoning.

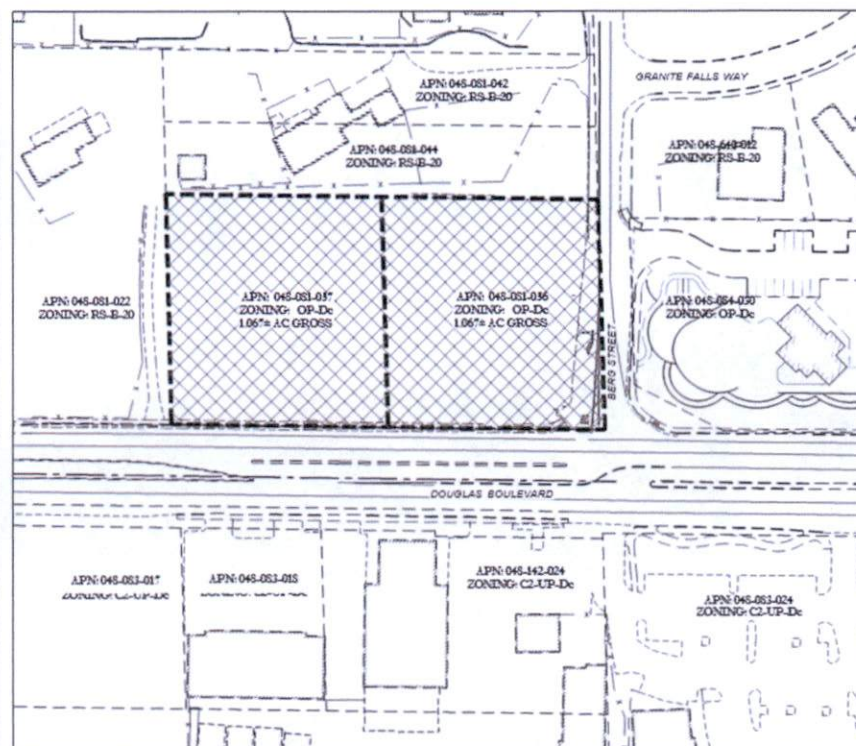
NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

Section 1: The following properties are rezoned from their respective current zoning designation to Office and Professional with Design Review combining district (OP-DC): APNs 048-081-056-000 and 048-081-057-000. A map of the property subject to this rezoning is attached as Exhibit 1.

Section 2: This ordinance shall be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish the ordinance or a summary thereof within fifteen (15) days in accordance with Government Code Section 25124.

SEPTEMBER, 2022

ADJACENT PROPERTY ADDR. LINE



PROPOSED

ZONING: OFFICE PROFESSIONAL COMBINING SCENIC DESIGN
CORRIDOR (OP-Dc)
COMMUNITY PLAN LAND USE: COMMERCIAL

